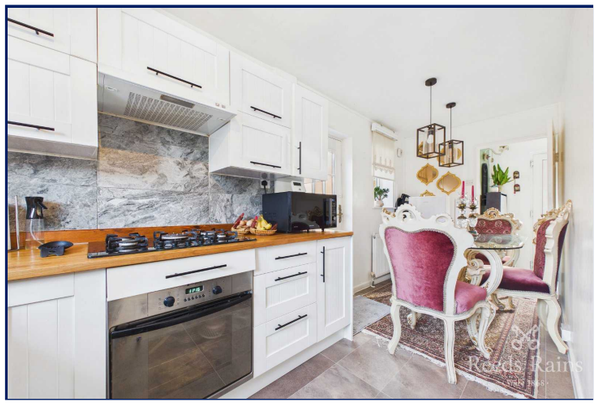
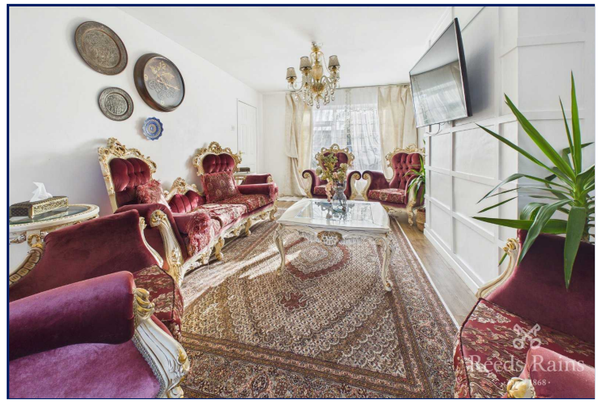
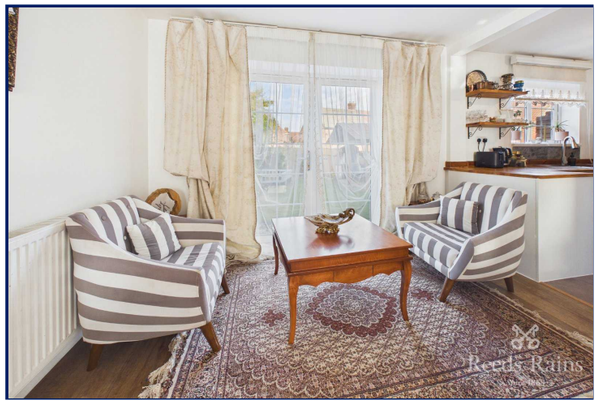


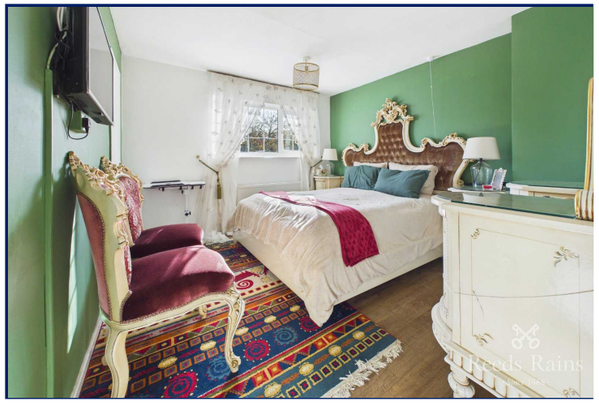














Watling Road, Castleford, West Yorkshire, WF10

Asking Price: £180,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Watling Road, Castleford, West Yorkshire, WF10

Asking Price: £180,000 Freehold

Council Tax Band: A
EPC Rating: TBC

NO CHAIN If you are a first time buyer or a growing family this property could be perfect for you! This lovely home is spacious with a good size rear garden. Don't miss out, call Reeds Rains NOW to book your viewing. Council Tax Band A

Main Description
We are pleased to offer with no chain this fantastic and well maintained three bedroom semi detached property which is ideal for a variety of buyers. The property comprises of an entrance hallway, lounge, dining kitchen, three bedrooms, a shower room and separate W/C and benefits from double glazing and a gas central heating system with a 1½ year old boiler. There is an enclosed garden to the front, paved which is currently used for cars by the current owners but has no dropped kerb. The kerb would need to be dropped subject to planning. The rear garden is also enclosed, laid to lawn with a paved patio. The property is in within catchment to good schools for all ages and local amenities. This property needs to be viewed!

GROUND FLOOR

Entrance Hall
A double glazed door opens from the front aspect, with laminate flooring, stairs leading to the first floor landing and doors lead to the lounge and dining kitchen.

Lounge
10'9" (Max0 x 21'6" (3.28m (Max0 x 6.55m)
With laminate flooring, two central heating radiators, a window overlooks the front aspect and double glazed French doors open to the rear garden. An opening leads through to the dining kitchen.

Dining Kitchen
9'8" (Max) x 16'7" (2.95m (Max) x 5.05m)
Fitted with a range of wall and base units, a wooden work surface with tiled splash backs and a stainless steel sink with a chrome effect mixer tap inset. A stainless steel electric hob, 5 ring gas hob with extractor over. Plumbing for a washing machine and dishwasher, tiled effect laminate flooring, a central heating radiator, a window overlooks the rear aspect and a window and double glazed door open to the side aspect.

FIRST FLOOR

Landing
Having access to the loft space, laminate flooring, a central heating radiator and doors lead to the bedrooms, shower room and separate W/C.

Bedroom One
10'9" x 12'8" (Max) (3.28m x 3.86m (Max))
With laminate flooring, a storage cupboard, a central heating radiator and a window overlooks the front aspect.

Bedroom Two
12'1" x 10' (Max) (3.68m x 3.05m (Max))
With a storage cupboard, laminate flooring, a central heating radiator and a window overlooks the rear aspect.

Shower Room
5'5" x 4'5" (1.65m x 1.35m)
Comprises of a vanity wash basin with a chrome effect mixer tap inset and a double shower cubicle with a chrome effect mains shower and rain fall head attachment over. Part tiled walls, a chrome effect heated towel rail, spotlights and a window overlooks the side aspect.

W/C
2'8" x 5' (0.81m x 1.52m)
Comprises of a low level WC with separate bidet tap and a vanity wash basin with a chrome effect mixer tap inset. A window overlooks the side aspect.

Bedroom Three
5'11" x 11'6" (1.8m x 3.5m)
A storage cupboard, laminate flooring, a central heating radiator and a window overlooks the front aspect.

Exterior
The garden to the front is enclosed with a block paved hard standing and a car port. The current owners use this as off road parking but there is no dropped kerb so would need to get planning permission to have this done. The rear garden is also enclosed, laid to lawn with a block paved patio, gazebo, planted borders, mature shrubs and an outside tap.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.